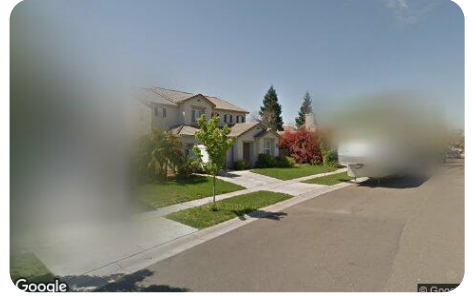


Single Family Residence **RESIDENTIAL**

1780 RIVER RUN DR

MARYSVILLE, CA 95901

\$444,841 TopHap Estimate · \$181 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,461 ft²

LIVING AREA

0.13 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$445K

\$432K low

\$457K high

Last Sale

\$170,000 · May 4, 2009

Est. Owner Equity

\$313,591

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,515 (2025)
Assessed Value	\$223,278
Previous Assessed	\$218,901
Assessor Market Value	\$433,890

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.13
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2021	Financing	Intrafamily Transfer			
Apr 8, 2009	Resale	Grant Deed	\$170,000	\$69	\$136K
Jul 15, 2008	Non-arms-length	Trustees Deed	\$158,000	\$64	
Mar 22, 2006	Resale	Grant Deed	\$373,000	\$152	\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.2 mi
Yuba Gardens Intermediate School	Middle	7–8	2.1 mi
Lindhurst High School	High	9–12	2.5 mi

District: Marysville Joint Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95901

109 CRIME INDEX	91 AIR POLLUTION	39,297 POPULATION	\$63K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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